

DOCKET ITEM #9
Master Plan Amendment #2025-00004
Green Building Plan Chapter

Issue: (A) Initiation of a Master Plan Amendment; and	Planning Commission Hearing:	January 6, 2026
(B) Public hearing and consideration of an amendment to the Master Plan to create the Green Building Plan, adding a new Chapter to the City's Master Plan	City Council Hearing:	January 24, 2026
Staff: <i>Office of Climate Action</i> : Ryan Freed, Climate Action Officer; Dustin Smith, Green Building Manager; <i>Department of Planning and Zoning</i> : Paul Stoddard, Director; Jeffrey Farner, Deputy Director		

I. WHY A PLAN UPDATE

The City has long prioritized environmental stewardship, including a goal in the Environmental Action Plan 2040 to achieve a 50% reduction in greenhouse gas (GHG) emissions by 2030 and at least an 80% reduction by 2050. Addressing climate change is a key priority for the health and well-being of Alexandrians. The impact of climate change includes the increased frequency of extreme heat, flooding, drought, and extreme weather, all of which have significant impacts on Alexandrians' health, economics, well-being, and the environment.

Because increased GHG emissions directly drive climate impacts, mitigation efforts must focus on the sectors where reductions will have the greatest effect. According to a Greenhouse Gas Emissions analysis¹ provided by the Metropolitan Washington Council of Governments (MWCOC), most greenhouse gas emissions in the City are from buildings and transportation. The analysis shows that in 2020, more than 52% of emissions came from buildings and nearly 38% came from transportation. To address the impacts of buildings and meet the City's climate commitments, targeted action is needed.

Buildings also serve a critical role as infrastructure to provide resilience from these impacts of climate change. While the current Green Building Policy has made strides in improving the general sustainability of buildings in Alexandria, the Green Building Plan targets metrics that specifically impact building design and operation that will improve the mitigation of these impacts and resilience in the face of these challenges. Specifically, this Plan is designed to positively impact the resilience of the local and regional electric transmission and distribution grids by reducing energy consumption. The Green Building Plan creates a long-term framework to manage the impact of the built environment and transportation on resident health, well-being, and the environment.

II. COMMUNITY COMMENTS

Staff solicited community feedback throughout the planning process. Staff established the Green Building Policy Advisory Group, which consisted of 14 members and included representatives from the commercial and residential development community, architects, attorneys, and residents. A spot on the Advisory Group was reserved for the Planning Commission, Environmental Policy Commission, and NAIOP (the commercial real estate development association) to nominate a member to represent those bodies. This engagement was a key component of developing the Plan.

A summary of community comments provided to staff is included in the attachments of this report.

The Advisory Group began meeting in March of 2024 and covered a variety of topics. Each meeting included in-depth discussion of each of the components of the Green Building Plan to better understand what metrics would have the most impact and a reasonable approach to setting achievable targets.

Following the Advisory Group meetings, Staff developed the recommended Plan and engaged in numerous additional meetings with land-use attorneys, NAIOP, developers, environmental advocates, and the Environmental Policy Commission. These community comments led Staff to hire third party experts to provide additional analysis of the metrics and to assist in target-setting. The resulting

¹ MWCOC Greenhouse Gas Emissions Analysis:

<https://www.mwcog.org/file.aspx?D=vctpsw7kJ7mBXo5fDiocOsHJqqrhRN0YFFWHsg8E3adw%3d&A=dbSpm3H76XXsFnyDdSKus9Tt5xObNjmLmpZGFdQgmXE%3d>

recommendations and Plan components represent a balancing of the needs of the community to mitigate potential environmental impacts of new development with the ability for the development community to deliver high-quality projects in the City.

The draft policy was released for public comment in April of 2025 and staff accepted comments until June 1. Comments received from various groups, including land-use attorneys, the development community, and environmental advocates varied widely, with environmental advocates arguing for lower energy use intensity (EUI) targets and higher renewable energy requirements. The development community argued for considerably higher EUI targets, lower requirements for renewable energy, and more flexibility for use of combustion equipment.

In response to those comments, Staff reviewed numerous studies and engaged industry experts to refine the policy requirements. While the EUI and Renewable Energy targets were found to be reasonable targets, the plan was changed to provide additional flexibility in achieving some of these targets, including capping costs for renewable energy investments and allowing a broader set of exceptions for combustion appliances.

Top Areas of Discussion	Stakeholders	Recommendation
EUI targets are too aggressive,	NAIOP	The requirements in the Plan are set at levels that mitigate environmental impacts of proposed developments. The recommended EUI targets have been informed by local market context and flexibility is available for projects based on individual consideration.
EUI targets are not aggressive enough,	EPC, Planning Commission	The requirements in the Plan are set at levels that mitigate environmental impacts of proposed developments. The recommended EUI targets have been informed by local market context and flexibility is available for projects based on individual consideration.
Renewable energy requirements are too aggressive,	NAIOP	Development increases electrical demand in Alexandria. The recommendation balances an increase in electrical demand resulting from development. A contribution option was crafted in lieu of onsite generation requirements.
Renewable energy requirements are not aggressive enough,	EPC, Planning Commission	The recommendation introduces a three percent onsite renewable energy generation requirement. In lieu of the three-percent renewable energy requirement, a project can contribute to the Clean Energy Fund.
Building electrification has feasibility limitations,	NAIOP	The requirements in the Plan are set at levels that mitigate environmental impacts of proposed developments.
The 2019 Policy is too complicated,	NAIOP, Green Building Policy	The Plan is written with clearly formulated Options. The options are crafted by project use and account for affordable housing projects or

	Advisory Group members	smaller development project scopes. The intent of the Plan is to simplify and focus the requirements.
Maintain the minimum requirements of the 2019 Policy for items outside of energy efficiency and renewable energy,	Green Building Policy Advisory Group members	The Plan maintains a set of minimum performance standards related to energy and water conservation, and indoor environmental quality.
Electric vehicle charging infrastructure requirements should be reduced and clarified based on project use	NAIOP, Green Building Policy Advisory Group members	Requirements for EV-charger make ready spaces were reduced. Requirements are tailored for project type.
100% net zero energy for public projects can be infeasible in some cases	Staff, ACPS	The Plan permits public projects to achieve net zero energy through a combination of onsite and offsite renewable energy generation.

The Plan was developed with an understanding that requirements to mitigate environmental and health impacts may come with associated costs for developers. The City set targets by exploring standard practices in the region, including examining specific building-level data in Washington, D.C. The targets are designed to be achievable without adding significant costs to building design and construction. A building’s EUI can also be impacted from the outset of design, allowing more flexibility and opportunity to achieve targets, compared to the prescriptive requirement included in the current policy’s certification requirements.

III. PLAN OVERVIEW

The Plan proposes a strategy that focuses on core components of a building’s impact on the community. Specifically, the Plan addresses energy use by setting Energy Use Intensity (EUI) targets, renewable energy requirements, and on-site combustion guidelines. The Plan also establishes requirements for Electric Vehicle (EV) charging and guidelines for energy and water consumption. The Plan also eliminates previous requirements for building certifications. Together, these components make measurable progress toward achieving the City’s sustainability goals and policies.

IV. DISCUSSION

Climate change has increasingly impacted the wellbeing of communities, including the City of Alexandria. As global temperatures increase, communities are experiencing more frequent and intense heat, with significant impacts at the local level. These changes affect our health, environment, and economy. According to the EPA,² these impacts include:

- Increased frequency and intensity of heat waves,
- Worsening air and water quality,

² Impacts of Climate Change | US Environmental Protection Agency (EPA): <https://www.epa.gov/climate-change>

- More frequent and intense extreme weather events,
- Increased rainfall and flooding, and
- A resulting increase in property damage, and the cost of insurance.

The changes pose risks to the City's health, infrastructure, and long-term resilience. The U.S. Energy Information Administration notes, "scientists know with virtual certainty that high levels of greenhouse gases in the atmosphere tend to warm the planet. In computer-based models, rising concentrations of greenhouse gases result in a rising average surface temperature of the earth over time. Rising temperatures may produce changes in precipitation patterns, storm severity, and sea level."³ As GHG emissions increase so too will the global temperature. The result will be widespread impacts felt across the world, and those impacts will continue to get worse unless action is taken to mitigate GHG emissions.

Although climate change is a global challenge, its impacts manifest locally. Local governments are uniquely positioned to address certain causes of climate change, through activities such as land use, infrastructure, and environmental planning.

Because increased GHG emissions directly drive climate impacts, mitigation efforts must focus on the sectors where reductions will have the greatest effect. According to a Greenhouse Gas Emissions analysis⁴ provided by the Metropolitan Washington Council of Governments (MWCOC), most greenhouse gas emissions in the City are from buildings and transportation.

The ECCAP further underscores the critical role of the built environment. ECCAP's projections show that, without intervention, most future growth in GHG emissions between 2020 and 2050 will come from new construction, and over time, 69% of reductions from the built environment should be from new buildings.

Buildings as Critical Community Shelters

In addition to the role buildings play in contributing to the GHG emissions in the City, buildings also serve a vital role in protecting the community in times of extreme weather. The ECCAP quantified, among other climate impacts, the increase in extreme heat that can be expected in Alexandria. As illustrated in **Figure 3** below, while historically Alexandria had seen approximately 30 days a year over 90 degrees Fahrenheit, by the 2030s that number is expected to be 55 days, and more than 70 days by the 2050s. More concerning is the rise in days above 100 degrees Fahrenheit, which was historically 1 day, and increasing to 10 days by the 2050s. Buildings of all kinds, whether public recreation centers, homes, retail shopping, or cultural centers provide a needed shelter from these extreme temperatures.

³ Greenhouse gases' effect on climate - U.S. Energy Information Administration (EIA): <https://www.eia.gov/energyexplained/energy-and-the-environment/greenhouse-gases-and-the-climate.php>

⁴ MWCOC Greenhouse Gas Emissions Analysis:

<https://www.mwcog.org/file.aspx?D=vctpsw7kJ7mBXo5fDiocOsHJqqrhRN0YFFWHsg8E3adw%3d&A=dbSpm3H76XXsFnyDdSKus9Tt5xObNjmlmpZGF DQgmXE%3d>

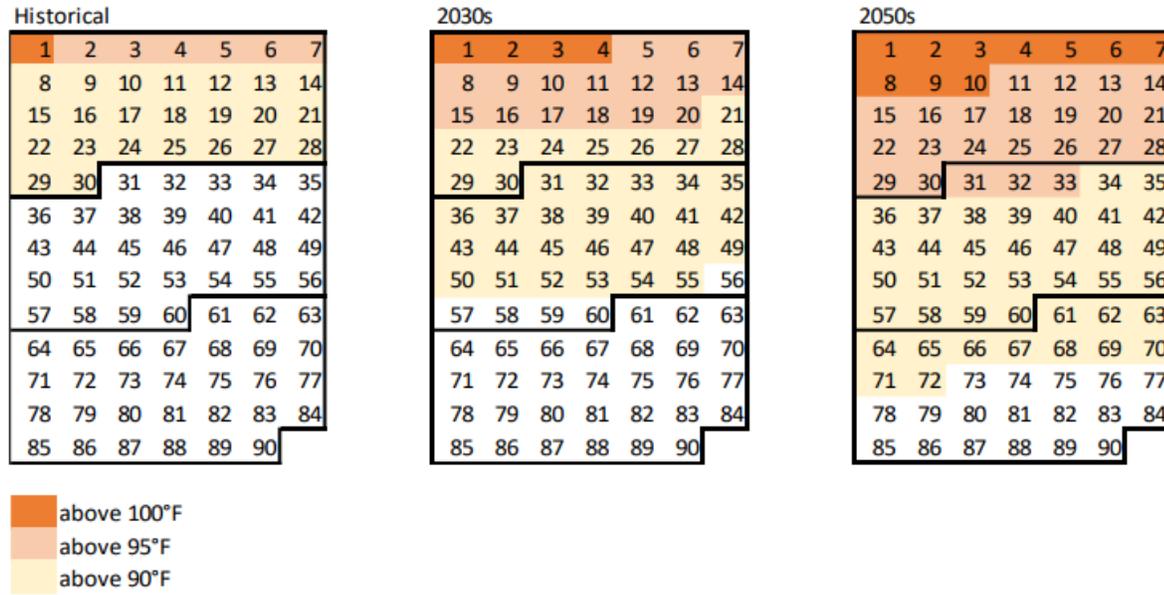


Figure 2. Number of days per year in Alexandria with maximum temperatures exceeding 90oF, 95oF, and 100oF (under high emissions scenario RCP 8.5) (ECCAP)

Grid Reliability and the Need for Efficient & Resilient Buildings.

Concerns about extreme heat are compounded by concerns about the reliability of the utility systems that power Alexandria. In its 2025 Integrated Resource Plan (IRP),⁵ Dominion Energy notes that a challenge to reliability is continued load growth within its territory, and within the territory of the regional transmission operator, PJM. The IRP expects summer peaks to grow by 4% on a compound annual basis over the next 20 years. These increased grid constraints reduce reliability, making the focus on efficient and resilient buildings an even more pressing matter for the health and safety of Alexandrians.

A concern about electric grid reliability also moves the City to encourage locally produced renewable energy, such as solar. Solar installations installed at the site of consumption – on the roof, in a parking lot, or on the building’s façade – allow for increased resilience of that site in the event of a power outage. Increasing intensity and frequency of storms, increased extreme heat, and concerns from Dominion Energy and the regional transmission operator about grid reliability make renewable energy valuable, in addition to the GHG emission reductions.

In addition to addressing buildings, the City has policies to address:

- **Urban heat islands** to reduce localized temperatures and impervious surfaces through plans and policies such as increased tree canopy, decreasing parking lots and impervious surfaces, and selecting native species to maximize survival of new plants and trees.
- **Shading and site design** by orienting streets and buildings to maximize natural shade and airflow and requiring streetscapes and setbacks to allow tree planting and open spaces.
- **Stormwater management** by implementing bioswales, rain gardens, and stormwater detention and treatment.
- **Sustainable transportation** by actively planning for and providing public transit, such as new Metrorail stations, bike lanes, and pedestrian networks.

⁵ Dominion Energy’s 2025 Integrated Resource Plan Update: <https://cdn-dominionenergy-prd-001.azureedge.net/-/media/content/about/our-company/irp/pdfs/2025-integrated-resource-plan-update.pdf?rev=c656e4bd80184dbc80d4531cb6e9e975>

- **Land use planning and development patterns** by actively planning for compact mixed use neighborhoods to reduce travel demand and energy use, preserve open space, expand tree canopy, and incentivize redevelopments of brownfields and parking lots.

New and Renovated Buildings

New buildings and those undergoing significant renovations present a unique opportunity to significantly reduce GHG emissions and improve long-term environmental performance. Decisions made during the design and construction phases determine a building's carbon footprint for decades. Failure to prioritize energy efficiency and sustainability during these stages results in higher GHG emissions, greater operating costs, reduced resilience and increased environmental impacts.

The Green Building Plan updates and refines the provisions of the 2019 Green Building Policy for private development projects that require a Development Site Plan (DSP) or a Development Special Use Permit (DSUP). These provisions will be reviewed as part of the DSP and DSUP application process and will be tailored to the elements and impacts of each individual project. The updated requirements focus on strategies that deliver the greatest long-term impact on energy performance.

To mitigate the environmental impacts created by new construction, proposals requiring a DSP or DSUP will be reviewed for conformance with the Green Building Plan, after completing an individualized assessment through the development review process.

The Green Building Plan ensures environmental sustainability and climate resilience are integrated into land use decision-making throughout the City and directly supports:

- Environmental Action Plan 2040,
- Energy & Climate Change Action Plan,
- Housing Master Plan,
- Alexandria Mobility Plan, and
- Electric Vehicle Charging Infrastructure Readiness Strategy.

The Plan's core elements include mitigating the impact developments have on the Alexandria community. Specifically, the Plan sets EUI standards that reduce GHG emissions resulting in lowering the negative environmental impacts of constructed buildings; addresses the increased instability and reduced reliability of the electrical grid associated with increased energy consumption through setting EUI and renewable energy targets; addresses local air quality through on-site combustion guidelines; and addresses the impact of additional vehicles by setting EV charging requirements.

Key components of the Green Building Plan include:

Energy Use Intensity (EUI): Ultimately, achieving the City's goals and protecting its residents from the impacts of climate change and rising costs of energy means improving the energy-efficiency of buildings. The most significant impact on the community from new developments is the increased energy use associated with new, typically higher-density developments. The majority of the City's GHG reductions by 2050 will come from new construction. Achieving GHG reductions requires setting achievable but ambitious targets that will ensure new buildings prioritize energy efficiency in their design and operation. The Green Building Plan sets different EUI targets for various building use types.

EUI is a direct measure of the amount of energy used by a building, measured by converting electric and natural gas use to kBtu, and divided by the square footage of the building. An EUI standard provides a clear and easy-to-compare metric about the building's energy use. The Plan provides an EUI target for numerous building types, setting specific targets based on how the building will be used. The Plan's targets will mitigate the increase in energy use in new developments and were informed by existing construction practices and energy performance of regional buildings.

Renewable Energy: Increased energy use requires additional electric generation, which typically comes from carbon-intensive sources. The Plan addresses this increase in environmental impact by setting a renewable energy target for new developments. Through the Plan development process, it was noted that some buildings may not be able to install enough renewable energy to mitigate the impacts, so the Plan provides an alternative through the creation of a Clean Energy Fund which funds will be invested in renewable energy installations in the City.

Increasing the amount of clean energy generation will mitigate the environmental impacts created by new construction and achieve the City's climate goals. The Green Building Plan sets a minimum amount of renewable energy required for each new development, ensuring that locally produced clean energy is a part of each new development in the City. Renewable energy production not only reduce reliance on fossil fuels, it also improves the reliability and resilience of our energy systems – an important response to the impacts already being experienced from climate change such as extreme heat.

Electrification: Combustion of natural gas is a significant contributor to GHG emissions, presents safety concerns, and reduces both indoor and outdoor air quality.⁶ The Green Building Plan prioritizes non-combustion solutions for heating and cooling and other appliances. The City encourages full electrification of all buildings, but the Green Building Plan provides flexibility and exceptions where technology or environmental conditions merit. The Plan provides guidelines as to which combustion appliances are allowed, balancing the commercial availability and cost of electric alternatives.

Energy & Water Meters: Knowing and actively monitoring the energy⁷ and water⁸ use of a building can help an owner or operator quickly identify that a system is malfunctioning and using more energy or water than anticipated. A building's environmental impact does not end at construction; the ongoing operation of the building will have an impact on the environment for decades. The Green Building Plan requires the installation of whole-building meters to ensure this information is available to owners and operators to have continual awareness of the building's operation.

Indoor and Outdoor Water Conservation: Water conservation provides environmental benefits, and the production of clean, potable water requires a significant amount of energy.⁹ Reducing the amount of water that is used without compromising the health and operation of a building provides both the benefit of reducing water use and reducing the associated energy consumption and GHG emissions.

Energy-Efficient Appliances: While the EUI targets set in the Green Building Plan address a significant portion of a building's energy use through design, the appliances installed in the building are also an important factor in reducing energy use in the building's operation. Reducing the building's impact on the environment means ensuring the everyday use of the facility by occupants is also aimed at reducing the environmental impact and GHG

⁶Home electrification health benefits: <https://www.rewiringamerica.org/research/home-electrification-health-benefits>

⁷ Energy Management Systems: How immediate benefits drive strategic gains: <https://blog.se.com/energy-management-energy-efficiency/2024/01/05/energy-management-systems-drive-strategic-gains/>

⁸ Keeping Tabs: Why Monitoring Water Levels Matters: https://smartwateronline.com/news/keeping-tabs-why-monitoring-water-levels-matters?srsltid=AfmBOooYMJB15KuNPF-PSm_0qVf63enpkQKF6r72D24AQAs8M3xSIgA

⁹ Addressing Energy-Water Challenges, U.S. Department of Energy: <https://www.energy.gov/eere/addressing-energy-water-challenges>

emissions¹⁰. The Green Building Plan establishes standards for end-use appliances that align with nationally recognized standards such as ENERGY STAR® to ensure lower energy use during the building’s operation.

EV Charging: Transportation is the second highest source of GHG emissions production in Alexandria. As developments increase the number of vehicles in the area, there is a direct increase in GHG emissions. Addressing the impact of increased GHG emissions from vehicles includes encouraging the widespread adoption of electric vehicles (EV). Without access to a robust EV charging infrastructure, EV adoption will continue to be slow. The Green Building Plan sets requirements for the installation of EV charging infrastructure to increase the availability of chargers and support the transition to EVs for residents and visitors. In line with the City’s EV Charging Infrastructure Readiness Strategy,¹¹ the Green Building Plan’s requirements allow for faster and more widespread adoption of zero-emission transportation options.

Low Emitting Materials: While GHG emissions are a significant environmental impact, new construction also impacts indoor air quality through the choice of materials used and installed¹². Indoor air quality and the health of occupants is a key environmental concern for the City. The choice of which materials are used in a building, such as paints and carpets, can have a significant impact on air quality and health. The Green Building Plan establishes criteria, like those adopted as part of the 2019 Green Building Policy and widely adopted throughout the industry.

Pre-Occupancy Flush or Indoor Air Quality Testing: Further ensuring the health of occupants of the building, the Green Building Plan requires a pre-occupancy flush, which removes toxins that may be present from the building’s construction¹³. Alternatively, the Green Building Plan allows for testing of the air quality to demonstrate that a building is safe for occupants.

Flexibility for Adaptive Reuse Projects: Prioritizing energy efficiency and GHG reductions for new developments does not always mean newer is better. When a building is being renovated from one use to another – such as a commercial office building being converted to a residential building – there are significant environmental benefits to adaptive reuse over the alternative of demolishing and rebuilding.¹⁴ The industrial processes to make the materials that go into a new building are carbon-intensive, as is the construction process. The Green Building Plan offers considerable flexibility to developments that avoid these emissions through adaptive reuse.

Public Buildings: The City’s current Green Building Policy sets a higher standard for public buildings than it does for private buildings, including the requirement to achieve net-zero energy use. The Plan updates this requirement to allow public buildings to achieve net-zero with both on-site and off-site energy generation, if installed on other publicly owned facilities.

V. PLAN IMPLEMENTATION

Implementation of the Plan will be by the Office of Climate Action, in partnership with the Department of Planning & Zoning, through individual development (DSUP or DSP) case review. The Plan’s implementation allows for regulatory certainty for applicants and its design allows flexibility in how applicants can achieve these targets. Rather than prescribing specific measures, the Plan allows applicants to impact EUI through numerous components of the building’s design or equipment installed. This flexibility also requires fewer reviews by staff, reducing both the amount of work and submissions for each review stage and decreasing review time by staff.

¹⁰ ENERGY STAR Impacts: <https://www.energystar.gov/about/impacts>

¹¹ The City of Alexandria’s Electric Vehicle Charging Infrastructure Readiness Strategy, dated May 2021: https://www.alexandriava.gov/sites/default/files/2024-06/alexandria_evrs_final.pdf

¹² Indoor AirPlus: How to Find Compliant Building Materials, U.S. Environmental Protection Agency, https://www.epa.gov/system/files/documents/2024-08/iap-compliant-building-products-july-2024_508-compliant.pdf

¹³ Flushing newly built residential buildings with outdoor air for reducing formaldehyde and VOCs concentrations: <https://www.tandfonline.com/doi/full/10.1080/13467581.2023.2270025>

¹⁴ Building Reuse: A Proven Climate and Economic Strategy, AIA, https://www.aia.org/sites/default/files/2024-12/AIA_NTHP_Building_Reuse_42__0.pdf

The Green Building Plan will be applied through development conditions on DSP or DSUP applications before Planning Commission and City Council. Conformance to the Plan will be reviewed by staff through the development submission materials provided by development applicants.

For projects meeting Option 1: Standard, the following will be confirmed at Concept submission: Narrative confirming the applicant has reviewed the requirements of this Option and will meet this Option of the Green Building Plan. EUI, renewable energy, electrification, water consumption, EV charging infrastructure, and indoor air quality measures will be reviewed as the project's design progresses from the preliminary site plan submission, to final site plan submission, and to building permit submission. Energy efficient appliance and indoor air quality measures will be reviewed at the Certificate of Occupancy submission. The project's renewable energy measures – onsite generation vs a Clean Energy Fund Contribution – will be confirmed at Final Certificate of Occupancy.

For projects meeting Option 2: Certification, a narrative will be required at Concept confirming the applicant has reviewed the requirements of this Option and will meet this Option of the Green Building Plan. Documentation demonstrating the project has earned the final Certification will be required at Final Certificate of Occupancy.

For projects meeting Option 3: Affordable Housing, a narrative confirming the applicant has reviewed the requirements of this Option and will meet this Option of the Green Building Plan will be required with the project's Concept submission. The EV charging infrastructure measures will be confirmed at Final Site Plan submission.

For projects meeting Option 4: Small Projects, a general approach narrative will be required with the project's Concept submission materials. Outdoor water efficiency and solar-ready roof and electrical design will be reviewed at Preliminary Site Plan submission. Indoor water efficiency measures will be reviewed at Building Permit submission and energy efficient appliances will be reviewed at Certificate of Occupancy submission.

For projects meeting Option 5: Public Projects, conformance to the Plan will be confirmed for projects as compliance with the 2019 Green Building Policy is currently confirmed. Green building measures for public projects will not change with the exception of offsite renewable energy systems will be permitted as part of the strategies projects can use to meet the 100% net zero energy requirement.

The City's Office of Climate Action will review implementation of the Plan every two years and report back to City Council should updates to the City's development process be needed to accommodate swift, accurate, and effective review and implementation of the Plan.

VI. MASTER PLAN AMENDMENTS

This Plan, if adopted, will be added as a new Chapter of the City's Master Plan.

VII. STAFF RECOMMENDATIONS

Staff recommend that the Planning Commission, on its own motion, initiate a Master Plan Amendment and recommend approval of the proposed Green Building Plan, adding a new Chapter to the City's Master Plan.

Attachments:

1. Green Building Plan and Appendices
2. Resolution MPA2025-00004
3. Green Building Plan Presentation (Available soon)
4. Community Comment Summary (Available soon)
5. Boards and Commissions Endorsement Letters (Available Soon)

RESOLUTION NO. **MPA #2025-00004**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will create the Green Building Plan chapter of the City's Master Plan;

WHEREAS, the Department of Planning and Zoning and the Office of Climate Action have analyzed the proposed revisions and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **January 6, 2026** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the City; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the Green Building Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached Green Building Plan is hereby adopted creating the Green Building Plan Chapter of the City's Master Plan in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **6th day of January, 2026.**

Chair, Alexandria Planning Commission

ATTEST: _____
Paul Stoddard, Secretary